

Board of County Commissioners Agenda Request 28

Date of Meeting: February 24, 2004

Date Submitted: February 18, 2004

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator
Tony Park, P.E., Public Works Director

Subject: Approve the Amended List of County Properties to be Sold to Fund the Flooded Property Acquisition Program and Authorize Staff to Begin Disposition of Said Properties in Accordance with County Policy 03-01

Statement of Issue:

Amend and approve the list of County Properties to be sold to fund the Flooded Property Acquisition Program and authorize staff to begin disposition of said properties in accordance with County Policy 03-01 (Attachment #1).

Background:

During the September 23, 2003 meeting the Board directed staff to schedule a workshop on the Flooded Property Acquisition Program. During the workshop on October 28, 2003 the Board directed staff to identify alternative sources to fund the Program. As a potential alternative source, the Board directed staff to evaluate County-owned property that could be sold as surplus lands to generate revenue for the program. During the December 9, 2003 Board meeting staff presented a list and brief description of potential surplus lands for Board consideration. Board directed staff to bring back a plan to review County's surplus lands for further evaluation and consideration of sale.

Analysis:

Leon County Policy 03-01, Acquisition, Disposition, and Leasing of Real Property, specifies that disposition of any real property owned by the County shall be in accordance with Florida Statute (FS) 125.35 using the procedures and processes described in that statute. The following discussion reflects conformance with those requirements.

Property Subject to Sale:

For the December 9, 2003 meeting, for Board consideration, staff identified 27 parcels as potential sales. Since that time, 8 new parcels have been transferred to County ownership by Tax Deed.

The deeds for the 8 additional properties were received from the Clerk of Circuit Court pursuant to Florida Statute 197.502(7). These 8 new parcels have been added to the list presented on December

9, 2003 (Attachment #1). It is noted on the attachment that some of these properties have current and/or potential uses for County activities and projects. Accordingly, the Board may wish to remove specific properties from the list.

Although there are several properties the Board may wish to consider for removal from the list, staff calls to the Board's attention the following listed parcels and recommends that the Board remove them from the list of lands to be sold:

F. A. Ash Borrow Pit (Hamlin Sand Mine) – This borrow pit is currently in active use by Leon County

staff in the day-to-day performance of maintenance and operations duties. The sale of this property would result in the immediate need to acquire another borrow pit and would disrupt maintenance operations until it is replaced.

Eisenhower Road Borrow Pit – This borrow pit is in active use by County staff for storage of materials and equipment and as a disposal site for excavated material. The site has also been a key element of a Fish and Wildlife Conservation Commission (FWCC) project to further enhance and improve the water quality in Lake Munson. The FWCC has previously contributed funds for the development of this site so that it would be available for the Lake Munson project.

In addition, the 79.15 acre Tower Road site is currently being considered for a land exchange to obtain property in the View Point Subdivision on North Monroe as a location for the construction of a new branch library. The Board may wish to delay action on the possible sale of this parcel until such time as the property exchange does not develop. The parcel will be removed from the list if the exchange is completed.

Prioritized Order of Sale:

The identified properties range in Tax Roll Value from \$0 to \$850,000 as per the current Property Appraiser's Tax Roll. The Tax Roll values are typically lower than what a property would sell for in the open market. The Property is listed in order of Tax Roll value with those properties at the top of the list having the highest value. Without further Board direction, staff will process the sale of these properties in that order with the intent to realize the greatest amount of income from these properties at the earliest possible date.

Appraisals:

To ensure that the County receives fair market value and to conform with Board Policy, independent appraisals have to be performed. Cost of the appraisals would range from an estimated \$500 to \$600 per parcel for residential lots to \$10,000 for the more complex properties with commercial potential. Staff estimates expenditures for appraisal fees for all parcels to be \$40,000 to \$50,000. The appraised value will serve as the minimum bid amount for the sale of each parcel.

Bid Process:

Staff will prepare and issue, for each parcel, a Bid Request for the property. The Bid Request will reflect the minimum bid amount established by appraised value. The Bid Request will offer the property for sale "as is" and without other special considerations, such as zoning changes or other improvements, either for the buyer or the County. Bids received will be presented to the Board for determination of, and award to, the highest and best bidder or for rejection of all bids should they be too low.

It has been staff's experience, however, that it is not unusual that bidders will qualify their bids with requests for zoning changes or other non-monetary considerations. The response to these requests can significantly slow the sale process. Staff will endeavor to be responsive to these requests if they should occur.

Sale Completion:

The sale of property to the highest bidder will be processed expeditiously and the resulting funds will be deposited to the account dedicated for the purchase of flooded properties.

Time of Completion:

Current staff resources are involved in a number of projects involving land transactions. Primarily these are related to right-of-way acquisition for the County's Capital Improvements Projects such as Orange Avenue, Buck Lake Road and

Harbinwood. It is estimated that staff resources, at this time, will allow for approximately 3 to 5 bids to be issued per month. As there will be lead time associated with obtaining appraisals and lag time associated with the closeout of sales of the last few properties, it is reasonable to estimate that the sale of the properties discussed herein can be accomplished within 12 months. It should be noted, however, that requests for non-monetary considerations (such as land use changes) by bidders could extend the project by as much as one to two years.

Costs of Sale Process:

On January 27, 2004 the Board established a new budget account to be utilized for the purchase of flooded property and transferred \$1 million from the Communications Services Tax to that account. Staff will utilize this account for payment of fees and costs associated with the sale of property. The total costs of the sale process cannot be accurately forecast at this time, but is expected to be less than \$100,000. Again, non-monetary considerations requested by bidders could have adverse impacts to this cost projection.

Alternative Process:

As an alternative, FS 125.35(3) allows the County to prescribe, by ordinance, disposition standards and procedures to be used for selling county property. Under this section, the Board could employ the services of a Real Estate Broker to market and effect the sale of the identified properties in conformance with the minimum criteria prescribed in the statute, including the establishment of competition and qualification standards upon which the sale would be determined. It would be necessary to draft an ordinance, schedule a public hearing for comment and advertise the hearing at least 30 days prior. Once finalized, the specifications of the ordinance would be used to advertise a Request for Proposals (RFPs) to solicit applications for Brokerage Services. A selection committee would have to be assigned to review the applications, conduct interviews and submit their findings to the Board for final selection. The selected Broker would be required to adhere to the disposition standards and procedures prescribed in the ordinance. The time delay in using this alternative would need to be evaluated; considering the relatively small number of properties involved, it may not be the most efficient.

Options:

1. Approve the removal of the F. A. Ash Borrow Pit and the Eisenhower Road Borrow Pit from the list of County Properties to be sold.
2. Approve the amended list of County Properties to be sold to fund the Flooded Property Acquisition Program and authorize staff to begin disposition of said Properties in accordance with County Policy 03-01.
3. Direct staff to defer action regarding the sale of the 79.15 acre Tower Road site pending resolution of current efforts to make other disposition of this property
4. Do not approve the amended list of County Properties to be sold as presented and do not authorize staff to begin disposition of said property in accordance with County Policy 03-01.
5. Board Direction.

Recommendation:

Options #1, #2 and #3.

Attachments:

1. List of County Lands



County Lands

Parcel Tax I.D.	Acres	Site Address	Comments	Property Appraiser's Tax Roll Value
11-27-20-851-0000	55 +/-	1125 Easternwood Drive	A portion of Tom Brown park. East of Weems Road and North of Easternwood. Tax value interpolated from value applied to total 334 acre site. Access to Mahan Dr. via Weems Rd. and to Capital Circle S.E. via Easternwood Dr. Worth considerably more than indicated.	\$850,000
32-02-20-852-0000	110.00	W W Kelly Road	F.A. Ash Borrow Pit (Hamm Sand Mine) currently in active use by Leon County staff in the day to day performance of their duties. The sale of this property would result in the immediate need to acquire another borrow pit and would disrupt maintenance operations and be replaced.	\$540,000
25-38-20-853-0000	79.15	Tower Road	Tower Road Sand Mine. Purchased in 1993 for \$380,000 to augment County's road construction under the S.A.F.E. program. While the property has not been mined to date, tests indicate the site contains 1,300,000 cubic yards of sand. Currently being considered for other disposition.	\$390,000
41-09-20-852-0000	27.82	Tyson Road	Elserhower Road Borrow Pit. Site is in active use by County staff for storage of materials and equipment and as a disposal site for excavated materials and would have to be replaced if sold. Potential use as spoil area for Lake Manassah dredging activity.	\$115,000
14-22-20-851-0000	0.38	6711 Thomasville Road	Old Bradfordville School at Thomasville Highway and Bradfordville Road. Wood frame structure would require relocation to new site.	\$100,000
41-11-20-834-0000	30.74	Lake Palm Drive	Callen Ditch Project. Site purchased in connection with realignment of Callen Ditch and Central Drainage Ditch. Uplands could be developed, however, site is identified in Blueprint 2000 as a regional stormwater facility and a part of the Capital Cascades Trail.	\$92,000
11-20-20-851-0000	2.5 +/-	2280 Miccosukee Road	Public Works Center - Ballfield parcel severed by Blairstone Extension. Tax value interpolated from value applied to total site. This site is worth considerably more than indicated.	\$85,000
41-09-20-801-0000	10.00	3989 Tyson Road	Old City Firing Range	\$75,000
41-23-30-1-0070	0.16	Hibiscus Avenue	Lot 7, Block "T", Capital City Estates. Vacant residential lot.	\$16,000
21-08-75-B-0320	0.33 +/-	Woodhill Drive	(Recent acquisition by Tax Deed) Lot 32, Block "B", Plantation Woods (Unrecorded). Vacant residential lot.	\$15,000

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County Lands

Parcel Tax I.D.	Acreage	Site Address	Comments	Property Appraiser's Tax Roll Value
41-04-52-000-0010	0.40	Mabry Manor Court	Lot 1, Mabry Manor, Unit 2. Vacant residential lot.	\$12,000
41-04-52-000-0020	0.26	Mabry Manor Court	Lot 2, Mabry Manor, Unit 2. Vacant residential lot.	\$12,000
41-14-20-347-0000	17 +/-	Blue Bird Road	Upland part of a 59 acre tract purchased in connection with the Lake Henrietta Restoration. Purchased in 1989 for \$72,000. \$30,000 value assigned by Tax Roll to entire 59 acres. Tax value interpolated from value applied to total site. Site is worth considerably more than indicated.	\$9,000
41-23-30-J-0080	0.17	Hibiscus Avenue	Lot 8, Block "J", Capital City Estates. Vacant residential lot.	\$9,000
24-20-10-000-0580	0.46	Marty Court	(Recent acquisition by Tax Deed) Lot 58, North Lake Meadows, Unit 2 (Unrecorded). Vacant residential lot in private subdivision located off Old Bainbridge Road (Lake Jackson Area).	\$8,500
24-20-10-000-0620	0.46	Kidd Drive	(Recent acquisition by Tax Deed) Lot 62, North Lake Meadows, Unit 2 (Unrecorded) Vacant residential lot in private subdivision located off Old Bainbridge Road (Lake Jackson Area).	\$8,500
24-20-10-000-0630	0.46	Kidd Drive	(Recent acquisition by Tax Deed) Lot 63, North Lake Meadows, Unit 2 (Unrecorded) Vacant residential lot in private subdivision located off Old Bainbridge Road (Lake Jackson Area).	\$8,500
18-35-20-208-0000	1.00	Old Centerville Road	Old One Acre School site. Vacant. Located approximately 1.7 miles from the Centerville Rd./Moccasin Gap Intersection along Old Centerville Rd. and approximately 500 feet East. Access may be an issue.	\$7,000
41-23-30-A-0040	0.51	Hibiscus Avenue	Lots 4, 5 & 8, Block "A", Capital City Estates. Carried under one Tax I.D. No. \$5,400 value assigned total for all three lots. Comparable lots in same subdivision on Tax Roll at \$8,800 each. Vacant residential lots.	\$5,400
41-23-30-B-0230	0.28	Oleander Drive	Lots 23 & 25, Block "B", Capital City Estates. Carried under one Tax I.D. No. \$3,600 value assigned total for both lots. Comparable lots in same subdivision on Tax Roll at \$8,800 each. Frontage along Capital Circle Southwest. Vacant residential lots.	\$3,600

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Parcel Tax ID.	Acreage	Site Address	Comments	Property Appraiser's Tax Roll Value
21-25-95-A-0160	0.14	726 West 7th Avenue	(Recent acquisition by Tax Deed) Lot 16, Block "A", Wescott Terrace. Vacant residential lots.	\$3,600
31-07-20-268-0000	0.21	Putnam Drive	(Recent acquisition by Tax Deed) 0.21 Acres off Putnam Drive. Vacant residential lot.	\$2,500
31-08-45-008-0010	0.22	1862 Brookside Blvd.	(Recent acquisition by Tax Deed) 0.22 Acres Off Blairstone Blvd. Identified by Tax Roll as Creek Run Townhouses	\$2,000
41-02-20-408-0000	0.08	629 Miles Street	(Recent acquisition by Tax Deed) 0.08 Acres off Miles Street. Vacant lot.	\$1,000
21-28-65-D-0110	0.09	Greenon Lane	Parcel 11 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0120	0.09	Greenon Lane	Parcel 12 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0130	0.09	Greenon Lane	Parcel 13 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0140	0.10	Greenon Lane	Parcel 14 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0150	0.10	Greenon Lane	Parcel 15 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0160	0.10	Greenon Lane	Parcel 16 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300

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County Lands

Parcel Tax I.D.	Acreage	Site Address	Comments	Property Appraiser's Tax Roll Value
21-28-65-D-0170	0.09	Greenon Lane	Parcel 17 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
21-28-65-D-0180	0.09	Greenon Lane	Parcel 18 of Mission Manor, Unit 3 Resubdivision. Within flood plain. Could be restricted to a minimum floor elevation. \$300 value assigned by Tax Roll. Tax value applied to immediate area lots is \$5,000.	\$300
11-21-50-B-0010	0.52	1802 Doomar Drive	Purchased in 1977 for stormwater pond. Filled in as part of Miccosukee Road Widening project. No value assigned by Tax Roll. Tax value applied to immediate area lots is \$20,000.	\$0
21-06-51-000-0670	1.17	Capital Circle Northwest	Buffer Strip between Capital Circle Northwest and Portal Drive in Lakewood Business Center. No value assigned by Tax Roll. Purchased for \$33,000 in 1992.	\$0
			Total	\$2,373,000

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